

**ASSIGNEE'S SALE**

of valuable, improved real estate located on the west side of Maryland Route 17, in Burkittsville Election District, Frederick County, Maryland.

By virtue of the power and authority contained in the Confirmatory Second Mortgage from Morningside Associates, Inc., a body corporate, Middletown Valley Homes, Inc., a body corporate, and Zoltan Kuthy, dated October 25, 1977, and recorded in Liber 1041, folio 612, one of the Land Records of Frederick County, Maryland, the undersigned Assignee will offer for sale at the Court House door, Frederick, Maryland, on

**FRIDAY, MARCH 2, 1979**

**AT 11:00 A.M.**

all the following described land together with the improvements thereon, to wit:

All that lot parcel of land situate, lying and being in Burkittsville Election District, Frederick County, Maryland, and being known and designated as Lot No. 1 as shown on a Plat entitled "MORNINGSIDE, SECTION TWO", and recorded among the Plat Records of Frederick County, Maryland, in Plat Book 15, folio 156.

BEING part of all and the same real estate which was described and conveyed unto Morningside Associates, Inc., a body corporate, by deed dated October 25, 1977, and recorded among the Land Records of Frederick County, Maryland, in Liber 1035, folio 729.

The improvements consist of a partially completed two-story frame dwelling containing four bedrooms, living room, dining room, kitchen, family room, w/2 1/2 baths, two car attached garage and full basement. The interior has dry wall and partial trim work completed, rough electric and plumbing, electric heat. Well and septic installed.

**TERMS OF SALE:** This property is being sold subject to a First Mortgage from Morningside Associates Inc., a body corporate, Middletown Valley Homes, Inc., a body corporate, and Zoltan Kuthy, to Key Federal Savings and Loan Association, a body corporate, dated October 25, 1977, and recorded in Liber 1041, folio 616, Frederick County Land Records.

A deposit of 10% of the purchase price will be required in cash or certified check payable to the Assignee at the time of sale, the balance to be paid upon ratification of sale by the Court. All costs of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser or purchasers; all state and county real estate taxes and other public charges will be adjusted at the time of sale.

**HOWARD R. STEPLER, JR.**

**Assignee**

Mary Ann Stepler  
STEPLER & STEPLER  
18 West Church Street  
Frederick, Maryland 21701  
Attorney  
GEORGE I. LEASE  
Auctioneer

**ACKNOWLEDGMENT OF PURCHASE**

IT \_\_\_\_\_ do (does) hereby acknowledge  
that it \_\_\_\_\_ have (has) purchased the real  
estate described in the advertisement  
attached hereto at and for the sum of  
One Thousand Two Hundred and 00/100----  
Dollars (\$1,200.00--), the sum of  
One Hundred Twenty and 00/100-----  
Dollars (\$ 120.00--) having been paid this  
date and the balance of One Thousand  
Eighty Dollars -----  
Dollars (\$1,080.00) being due and payable  
at the time of final settlement and it  
do (does) further covenant and agree that  
it will comply with the terms of  
sale as expressed in the advertisement  
attached hereto.  
WITNESS it's <sup>corporate</sup> hand(s) and seal(s) this  
2nd day of March 1979.

MONOCACY VALLEY REALTY, INC. (SEAL)

By: Thomas M. Poss (SEAL)  
Thomas M. Poss, President  
Purchaser(s)

WITNESS:

George Lease  
George Lease

*Exhibit 3*

*Filed March 8, 1979*